

BUILDING-STRUCTURE INVENTORY FORM
DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
(518) 474-0479

FOR OFFICE USE ONLY:

UNIQUE SITE NO.:

QUAD:

SERIES:

NEG. NO.:

YOUR NAME: Allison Rachleff

DATE: May 1, 1992

YOUR ADDRESS: 106 W. Sibley Hall, Ithaca, NY

TELEPHONE: (607)255-6851

ORGANIZATION (if any): Cornell University

IDENTIFICATION

1. BUILDING NAME(S):
2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
3. STREET LOCATION: 172 Pine Street
4. OWNERSHIP: a. public [] b. private [X]
5. PRESENT OWNER: Mr. Edward T. Marks ADDRESS: 32 E. Market Street, Corning
6. USE: Original: Single Family Residence Present: Two Family Residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [X] No []
Interior accessible: Yes [] No [X] Explain: Private residence

DESCRIPTION

8. BUILDING MATERIAL
a. clapboard [X] b. stone [] c. brick [] d. board & batten []
e. cobblestone [] f. shingles [] g. stucco [] other:
9. STRUCTURAL SYSTEM:
a. wood frame with interlocking joints []
b. wood frame with light members [X]
c. masonry load bearing walls []
d. metal (explain)
e. other
10. CONDITION:
a. excellent [] b. good [] c. fair [X] d. deteriorated []
11. INTEGRITY:
a. original site [X] b. moved [] if so, when?
c. list major alterations and dates (if known): See Continuation Sheet
12. PHOTO:
13. MAP:

14. THREATS TO BUILDING:

- a. none known [] b. zoning [] c. roads []
- d. developers [] e. deterioration []
- f. other:

15. RELATED OUT BUILDINGS AND PROPERTY:

- a. barn [] b. carriage house [] c. garage []
- d. privy [] e. shed [] f. greenhouse []
- g. shop [] h. gardens []
- i. landscape features: Small backyard.
- j. other:

16. SURROUNDINGS OF THE BUILDING (CHECK MORE THAN ONE IF NECESSARY)

- a. open land [] b. woodland []
- c. scattered buildings []
- d. densely built-up [X] e. commercial []
- f. industrial [X] g. residential [X]
- h. other: Manufacturing plant east of the residence.

17. INTERRELATIONSHIP OF BUILDINGS AND SURROUNDINGS:

(Indicate if building or structure is in an historic district)

See Continuation Sheet

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

(Including interior features if known):

See Continuation Sheet

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: ca. 1850

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11c. MAJOR ALTERATIONS AND DATES

In 1985, vinyl siding was applied to the exterior of the building. At this time, all windows and doors were replaced as well.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

See Continuation sheet.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE

See Continuation sheet.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE

See Continuation Sheet.

21. SOURCES

Continuation Sheet, Page 1
172 Pine Street
Corning, New York

11c. INTEGRITY:

In 1985, the doors and windows at 172 Pine Street were replaced and the entire structure was covered in vinyl siding.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

172 Pine Street is situated on a gently sloping portion of the street, characterized by residential architecture. In this area, each home is set back roughly ten feet from the street. The major facade faces west toward the undulating grounds of the public square, known as Courthouse Park. Because 172 Pine Street is built on an embankment, the south face of the structure is banked into the hillside, and as a result, exposes the foundation on its north and east face. The east facade faces a small backyard which is closely related to the other homes on this block. 172 Pine Street echoes the classical architecture of the neighborhood in both form and style and provides an interesting visual counterpoint to the more elaborate residences to the south.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

172 Pine Street is a two-story two family residence which borrows elements from the Greek Revival Style. Popular in New York State between 1820-1860, McAlester's *Field Guide to American Houses* notes that this was the dominant style of American domestic architecture whose popularity led it to be called the National Style. The house is based on an L-shaped plan and is capped by a gable roof, sheathed in asphalt shingles. The principal or west facade of the house can be divided into three distinct sections. The main section is defined by the gable end facade and is two bays wide. Original fenestration has been replaced by one-over-one double-hung sash and this remains typical on the minor facades as well. The principal entry has been enclosed by a modern one-story porch. A secondary entry occurs on the second section of the facade which extends beyond the main mass of the principle structure. The roof line is extended in a shed-like fashion to accommodate an entry vestibule. The third section is two bays wide with its gable end perpendicular to the road.

The rear or east facade of the structure is dominated by contemporary porch additions. While the stem of the L contains a second story enclosed porch supported by steel columns, the gable end has a single story enclosed porch on the ground level. Both porches are capped by a shed roof. 172 Pine Street has an interior chimney evident on the east facade of the principal mass of the house. Although the house sits on a stone foundation, it has been obscured by a cement covering. Another notable feature of the house is the driveway. This paved portion faces west and extends outward from the south facade, reaching the property line which divides 172 Pine Street from 174 Pine Street.

20. ARCHITECTURAL AND HISTORICAL SIGNIFICANCE:

172 Pine Street is architecturally and historically significant as an example of the varied styles and diverse individuals inhabiting the Southside neighborhood at the turn of the century. Moreover, its location on the east side of Pine Street, between First and Second streets indicates it was built as part of the southward push of development during the mid-nineteenth century.

172 Pine Street is located on the north half of the south half of lot 9 in Block 58, as plotted by the Corning Company in 1853. Deed research indicates that Orange Seymour, sheriff purchased the property by court sale for \$156.16. However, by 1873, the property rose in value to \$1,800,

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172 Pine Street

Corning, New York

20. ARCHITECTURAL AND HISTORICAL SIGNIFICANCE (con't.):

indicating that a substantial home existed on the lot at that time. The property continued to change hands throughout the 1870s-1880s and by 1885, was purchased by John Percy Carr. Carr was a local merchant who ran a dry goods store located at 48 Bridge Street. The following year, Carr sold the home to Charles C. Drake. An 1893 city directory lists C.C. Drake as a traveling salesman with his home at 15 E. First Street. Harry Heermans' 1893 Map of the City of Corning verifies that Drake owned the property by listing both 164 and 172 Pine Street in his name. Evidently, 172 Pine Street was a rental property for both Carr and Drake never lived there.

Upon Drake's death in 1894, the property passed on to his widow, Mary Drake. By 1902, Mrs. Drake sold the property to John W. Sawyer. A 1903 city directory lists Sawyer as a Reverand and deed research reveals he remained at 172 Pine Street until his death in 1904. Subsequent transactions occurred rapidly, indicating the property primarily functioned as an investment for those involved in local real estate speculation and this still prevails today.

172 Pine Street should be recognized as a locally significant structure in the Southside neighborhood. Charles C. Drake and Reverand John W. Sawyer are representative of the middle class population who settled in the Southside neighborhood at the turn of the century. Moreover, 172 Pine Street is a vernacular interpretation of a Greek Revival home, and is symbolic of the skill and taste of local builders in the nineteenth century Corning.

21. SOURCES:

Auwaeter, John. Reconnaissance Level Survey of Southside Neighborhood Proposed Historic District: Phase II: Historic Overview. Corning: Southside Neighborhood Association: 1991.

Corning City and Painted Post Directories:
Hanford's: 1893; 1903

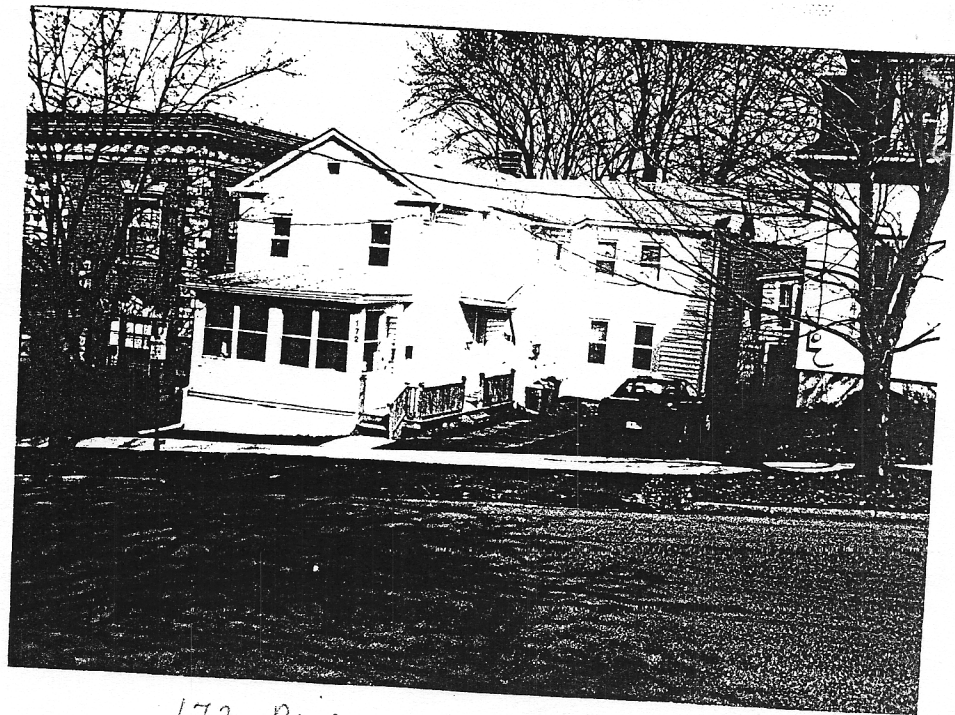
Gottfried, Herbert & Jan Jennings. American Vernacular Design, 1870-1940. Ames: Iowa State University Press, 1988.

Map of the City of Corning. Corning: Harry C. Heermans, City Engineer, 1893.

McAlester, Virginia & Lee McAlester. A Field Guide to American Houses. New York:
Alfred A. Knopf, 1991.

Sanborn Map Company. Maps of Corning

Steuben County Deeds.



A. RACHLEFF
(on deck)

172 Pine